

FOR LEASE

WHITNEY
Commercial Real Estate Services

873 FAIRWAY RD N, KITCHENER - UNIT D1-114



PRIME RETAIL UNIT FOR LEASE WITH GREAT EXPOSURE

Prime opportunity to lease a newly built retail unit at 873 Fairway Road N, Kitchener.

This unit offers a great chance to establish your business in a brand new, professionally designed retail/office plaza. The property is located in the heart of Lackner Woods directly across the street from Chicopee Hills Public School and down the road from a new Catholic School that opened September 2026.

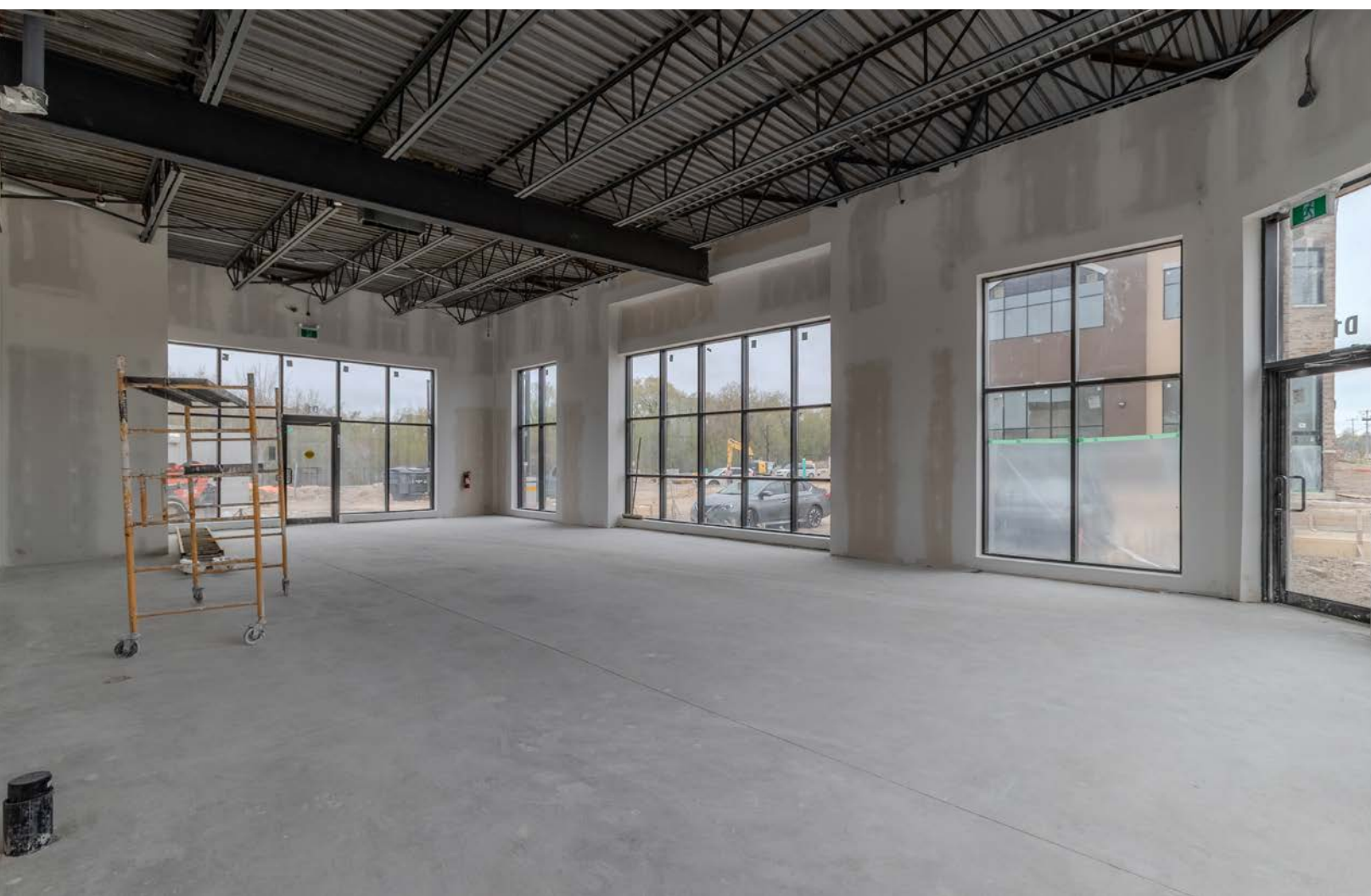
The plaza benefits from an ample amount of foot traffic and drive by exposure, making it suitable for retail users. Within close proximity to Highway 8, Highway 401, and the Region of Waterloo International Airport. Benefit from COM-2 zoning which allows for a wide range of uses. Also, there is exceptional pylon, building, and unit signage, providing tenants with premium exposure and visibility to oncoming traffic. This opportunity poses a great chance for your business to thrive.

AVAILABLE SPACE | 1,461 SF

ZONING | COM-2

LEASE RATE | \$20.00 / SF Net
First Year Incentive

ADDITIONAL RENT | \$13.00 / SF



Ample
Parking



Prime
Exposure



Signage
Opportunities



Flexible
Possession /
Lease Terms



Exclusivity for
Walk-in/Medical
Clinic in the Plaza



Abundance of
Natural Light

PERMITTED USES

(Complete list available upon request)

- Artisan's Establishment
- Catering Service Establishment
- Commercial Entertainment
- Convenience Retail
- Commercial School
- Craftsperson Shop
- Drive-Through Facility
- Financial Establishment
- Fitness Centre
- Health Clinic
- Light Repair Operation
- Retail



Contact us for more information



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**Broker *Sales Representative